

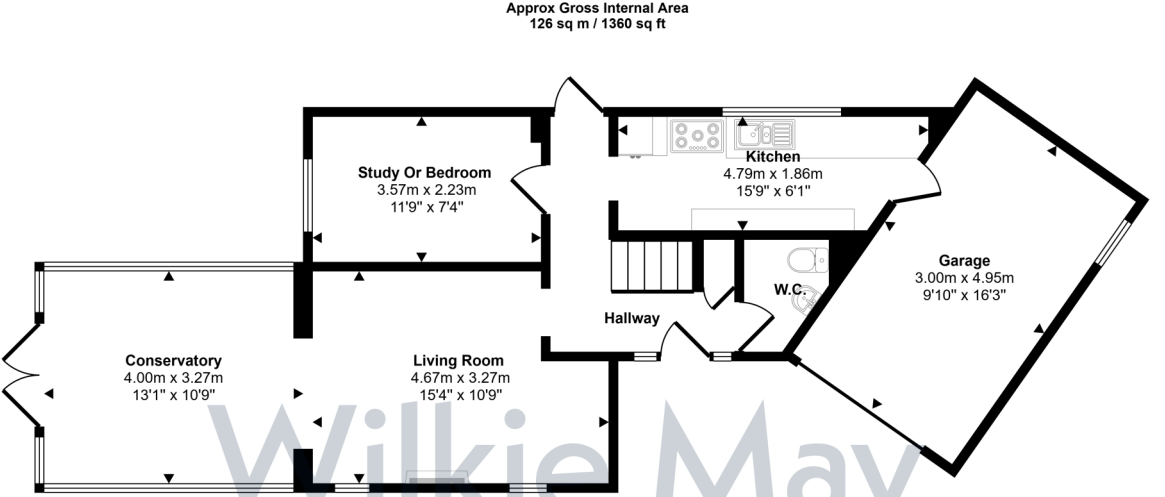


Holford,
Bridgwater, TA5 1RY
£340,000 Freehold

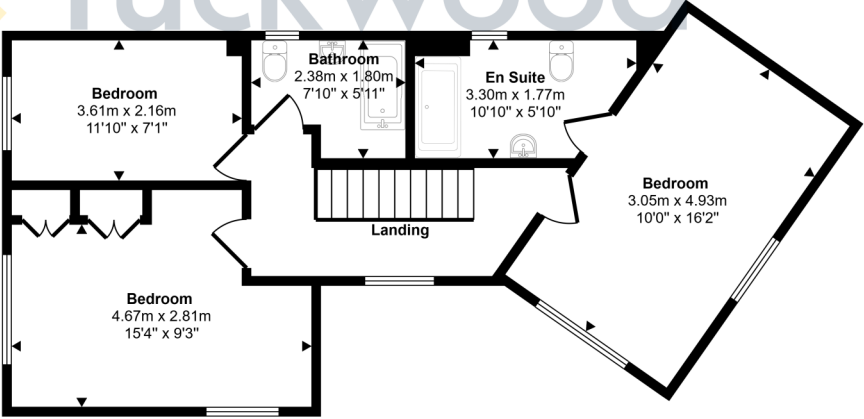


**Wilkie May
& Tuckwood**

Floor Plan



Ground Floor
Approx 70 sq m / 750 sq ft

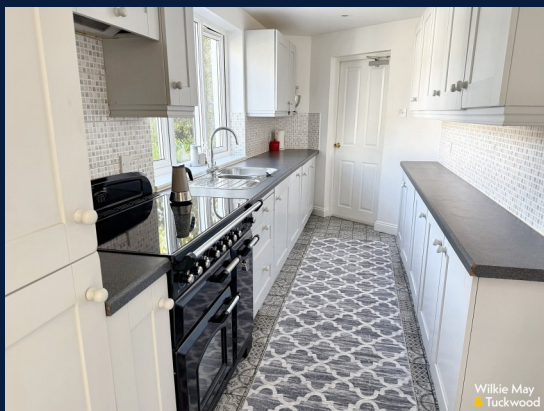


First Floor
Approx 57 sq m / 610 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A light and spacious three bedroom detached family situated in a popular village at the foot of the Quantock Hills, with a double driveway, Garage and No Onward Chain.



- Detached
- 3 Bedrooms
- Double Driveway
- Enclosed Garden
- No Onward Chain

The property comprises a detached family home built of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and oil fired central heating. The house is light and airy, and is situated within a few minutes walk of the Quantock Hills, and AONB (Area of Outstanding Natural Beauty). The house has a large principal bedroom with ensuite, two driveways with off road parking for 3 vehicles along with a Garage and private garden. Holford itself has a thriving village pub, a modern community hall and cricket team and is just 20 minutes from Bridgwater and the M5.

The accommodation in brief comprises; Obscure glazed UPVC into; Entrance Hallway; with wood effect laminate flooring, understairs storage cupboard which doubles up as a dog kennel. Door into Downstairs WC; with wood effect laminate flooring, low level WC, pedestal wash basin. Living Room and Conservatory; with triple aspect, wood effect laminate flooring, feature electric fireplace with wooden surround and hearth, French doors to the rear garden, ample room for a dining table. Office; with aspect to rear, wood effect laminate flooring. Kitchen; with a good range of fitted cupboards and drawers, under a rolled edge granite effect worktop with inset one and a half bowl sink and drainer with mixer tap over, space for electric range oven, integrated dishwasher, under counter fridge, door into; Garage/ Utility Room; with up and over door to the front, power and lighting, space for American fridge/freezer, space and plumbing for washing machine, space for tumble dryer over, Grant oil fired boiler with modern pressurised hot water cylinder adjacent.

Stairs to first floor landing; with hatch to roof space, distant views to the Quantock Hills. Ensuite Bedroom1; with double aspect, door into; Ensuite Shower Room; with large low level walk in shower cubicle, with tiled surround and double overhead showerheads, thermostatic mixer shower attachment, low level WC, wash basin inset into vanity unit. Bedroom2; with double aspect. Bedroom 3; aspect to rear. Family Bathroom; with wood effect laminate flooring, white suite comprising panel bath with tiled surround, electric Neptune shower over, low level WC, pedestal wash basin.



OUTSIDE: The property benefits from having two driveways, one laid to block paved driveway affording off road parking for at least one vehicle with access into the Garage. The rear driveway affords off road parking for at least two vehicles, with pedestrian gated access into the rear garden. The rear garden is fully enclosed by breezeblock and rendered walls, and laid to decking and artificial grass for ease of maintenance. The garden has a good degree of privacy and has a South-West facing aspect.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: C

Parking: There is off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

⁸ Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.